

**DATE:** September 27, 2007

**TO:** CVRC Board Directors

**VIA:** David R. Garcia, Chief Executive Officer

**FROM:** Ann Hix, Acting Community Development Director   
Amanda Mills, Housing Manager 

**SUBJECT:** CONSIDERATION OF THE SALE OF SPACE 118 AT ORANGE TREE  
MOBILEHOME PARK

---

**BACKGROUND:**

In November 1987, Orange Tree Mobilehome Park converted to resident ownership. The Agency assisted residents in purchasing their park with a \$600,000 acquisition loan, which was converted to loans for lower income residents to help them purchase spaces they had been renting. At that time, 29 residents either did not wish to or could not afford to purchase their mobilehome spaces. The Redevelopment Agency agreed to purchase the remaining spaces after the newly-formed homeowner's association was unable to secure the financing to purchase them. The Redevelopment Low and Moderate Income Housing Set-aside Fund was used to purchase the remaining spaces. Residents who did not purchase their space remained as renters in the Park.

It was also the Agency's intent to sell these remaining spaces as new mobilehome buyers moved into the park, or to sell the spaces to the current residents when they were in the position to buy. Over the last 19 years, 24 spaces have been sold. Proceeds from the sales have been deposited in the Redevelopment Low and Moderate Income Housing Set-aside Fund. Only five spaces remain in Agency ownership. The current resident renting Space 118 has submitted an offer to purchase. The property is located in Orange Tree Mobilehome Park at 521 Orange Avenue.

**ENVIRONMENTAL DETERMINATION:**

The Environmental Review Coordinator has reviewed the proposed activity for compliance with the California Environmental Quality Act (CEQA) and has determined that there is no possibility that the activity may have significant effect on the environment; therefore, pursuant to Section 15061 (b)(3) of the State CEQA Guidelines the activity is not subjected to CEQA. Thus, no environmental review is necessary.

**RECOMMENDATION:**

Staff recommends that the Chula Vista Redevelopment Corporation adopt a resolution recommending that the Redevelopment Agency authorize the Community Development Director to execute a purchase contract and related documents for Space 118 at Orange Tree Mobilehome Park.

**DECISION MAKER CONFLICT:**

Staff has reviewed the property holdings of the CVRC Board and members and has found no property holdings within 500-feet of the boundaries of the property which is the subject of this action.

**DISCUSSION:**

On August 27, 2007, Celia Virginia Camacho and Edward John Camacho Jr. submitted an offer to the Community Development Department to purchase Space 118 for \$43,000. The land value of the property has been appraised at \$43,000. Staff will recommend that the Agency accept the offer of \$43,000, because of the Agency's desire to sell the spaces and goals of fostering permanent housing opportunities for low and moderate income residents. Staff believes that the proposed sale is appropriate because the sales price is consistent with the fair market value of the property.

This is for recommendation that the Redevelopment Agency authorize the Community Development Director to execute a purchase contract and related documents as approved by the City Attorney's office for the sale of Space 118 at Orange Tree Mobilehome Park.

California Health and Safety Code, Article 11, Section 33431 requires a public hearing to consider a sale of agency-owned property without public bids. A public hearing is scheduled for October 2, 2007.

**FISCAL IMPACT:**

Proceeds of the sale, less the estimated closing costs of approximately \$800, will be deposited into the Agency's Low and Moderate Income Housing Set-aside Fund for further use in providing affordable housing programs within the City.

***PREPARED BY:***     *Stacey Kurz, Senior Community Development Specialist*

4-3

CVRC RESOLUTION NO. 2007-\_\_\_\_\_

RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION RECOMMENDING THAT THE REDEVELOPMENT AGENCY AUTHORIZE THE COMMUNITY DEVELOPMENT DIRECTOR TO EXECUTE A "REAL ESTATE PURCHASE CONTRACT", AND RELATED DOCUMENTS FOR THE SALE OF SPACE 118 AT ORANGE TREE MOBILEHOME PARK

WHEREAS, the Redevelopment Agency currently owns mobilehome spaces at Orange Tree Mobilehome Park located at 521 Orange Avenue, Chula Vista; and

WHEREAS, an offer to purchase space 118 at Orange Tree Mobilehome Park has been received by the Community Development Department for \$43,000; and

WHEREAS, the land value has been appraised at \$43,000; and

WHEREAS, this sale will meet the Agency's goals of fostering permanent housing opportunities for low and moderate income residents; and

WHEREAS, Article 11, Section 33431 of the Health and Safety Code requires a public hearing be held for any sale or lease of Agency-owned property without public bids; and

WHEREAS, said public hearing has been set for October 2, 2007, pursuant to Section 33431 for the sale of space 118 at Orange Tree Mobilehome Park; and

WHEREAS, the Chula Vista Redevelopment Corporation has found and determined that the sale of space 118 at Orange Tree Mobilehome Park to the buyer, on the terms proposed is for fair value under the circumstances, is in the best interest of the Redevelopment Agency, and is consistent with its housing goals; and

WHEREAS, the Environmental Review Coordinator has reviewed the proposed activity for compliance with the California Environmental Quality Action (CEQA) and has determined that there is no possibility that the activity may have a significant effect on the environment; therefore, pursuant to Section 15061(b)(3) of the State CEQA Guidelines the activity is not subject to CEQA. Thus, no environmental review is necessary.

NOW, THEREFORE, BE IT RESOLVED the Chula Vista Redevelopment Corporation recommends that the Redevelopment Agency authorize the Community Development Director to execute a "Real Estate Purchase Contract" and related documents for the sale of Space 118 at Orange Tree Mobilehome Park.

PRESENTED BY

APPROVED AS TO FORM BY

\_\_\_\_\_  
Ann Hix  
Acting Community Development Director

\_\_\_\_\_  
Ann Moore  
for Agency Counsel

4 A-1